



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Fitzgerald & Associates, P.C.

By: Nicholas Fitzgerald

649 Newark Avenue

Jerssey City, NJ 07306

Email: nickfitz.law@gmail.com

Phone: (201) 533-1100

Counsel for Debtor

Order Filed on May 20, 2022  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:

Hisue Parkinson

Case No.: 22-13373

Hearing Date: 5/18/22 @ 10:00 a.m.

Chapter: 13

Judge: R. Gambardella

ORDER AUTHORIZING  
SALE OF REAL PROPERTY

Recommended Local Form:

Followed

Modified

The relief set forth on the following pages numbered two (2) and three (3), is  
**ORDERED**.

**DATED: May 20, 2022**

A handwritten signature in black ink, appearing to read "Rosemary Gambardella".  
Honorable Rosemary Gambardella  
United States Bankruptcy Judge

After review of the Debtor's motion for authorization to sell the real property commonly known as 34 Clarke Avenue, Jersey City, NJ 07304, New Jersey (the Real Property).

**IT IS hereby ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3.  In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional:	1) Rovne Realty, Steven Bell, 303 Grove Street, Jersey City, NJ 07302 2) Dennis Callen, Esq. Closing counsel
Amount to be paid:	1) \$24,650 -- 5% real estate broker's commission; 2) \$1,800 lawyer's fee
Services rendered:	1) Finding a buyer for the debtor's property; 2) Counsel fees for the closing.

**OR:**  Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$ 27,900 or less claimed as exempt may be paid to the Debtor.
6. The  *balance of proceeds* or the  *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.
7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
8.  The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
9. Other provisions:

The debtor retains his right to any applicable exemptions notwithstanding the distribution made in accordance with paragraph 6 above.

The trustee is permitted to disburse the net proceeds of the sale regardless of whether the plan is confirmed and prior to any potential dismissal or conversion of this case.

The fourteen (14) day rule under Federal Rules of Bankruptcy Procedure 6004(h) is hereby waived.